

Mance, Cassandra

From: Mance, Cassandra
Sent: Tuesday, February 19, 2013 11:28 AM
To: gls452@hotmail.com
Cc: Trotter, Jennifer
Subject: RE: Ryan Reinke Bids

OK, so \$500 per house. Thank you!

Cassie Mance
Toxics and Pesticides Branch
Water, Wetlands, and Pesticides Division
U.S. Environmental Protection Agency, Region 7
11201 Renner Boulevard
Lenexa, KS 66219
Phone: (913) 551-7355
Fax: (913) 551-9355
E-mail: mance.cassandra@epa.gov

From: gls452@hotmail.com [mailto:gls452@hotmail.com]
Sent: Saturday, February 16, 2013 5:49 PM
To: Mance, Cassandra
Subject: Re: Ryan Reinke Bids

Beep for the house that we paint

Sent from my Verizon Wireless 4GLTE smartphone

----- Reply message -----

From: Mance.Cassandra@epamail.epa.gov
To: <gls452@hotmail.com>, <gls452@hotmail.com>
Subject: Ryan Reinke Bids
Date: Thu, Feb 14, 2013 9:48 am

Would that be per line item, per property, or grand total?

Cassie Mance
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E-mail: mance.cassandra@epa.gov

From: gls452@hotmail.com <gls452@hotmail.com>
To: Cassandra Mance/R7/USEPA/US@EPA
Date: 02/13/2013 04:57 PM
Subject: Re: Ryan Reinke Bids

The added cost for the in capsulated paint would be 500 dollars

Sent from my Verizon Wireless 4GLTE smartphone

----- Reply message -----

From: Mance.Cassandra@epamail.epa.gov
To: <gls452@hotmail.com>, <gls452@hotmail.com>
Cc: <Trotter.Jennifer@epamail.epa.gov>
Subject: Ryan Reinke Bids
Date: Tue, Feb 5, 2013 3:35 pm

Thank you very much! We really appreciate it.

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E-mail: mance.cassandra@epa.gov

From: gls452@hotmail.com <gls452@hotmail.com>
To: Cassandra Mance/R7/USEPA/US@EPA
Date: 02/05/2013 03:10 PM
Subject: Re: Ryan Reinke Bids

sorry I forgot to send them I will get them done in the next day or 2 and email them to you Thanks

Sent from my Verizon Wireless 4GLTE smartphone

----- Reply message -----

From: Mance.Cassandra@epamail.epa.gov
To: <gls452@hotmail.com>, <gls452@hotmail.com>
Cc: <Trotter.Jennifer@epamail.epa.gov>
Subject: Ryan Reinke Bids
Date: Wed, Jan 30, 2013 11:55 am

Hi, Geoff!

I was following up with you from the phone call that Jennifer & I had with you on Tuesday, January 15th. After speaking more in detail about the roof & the use of encapsulate paint in Ryan Reinke's bids, you were going to send us revised bids for those items. Do you have an idea on when you might be able to get those updated bids to us? I haven't seen an e-mail come across from you & wanted to make sure you didn't send them another way & I missed them.

Thank you for your continued help.

Cassie Mance
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E-mail: mance.cassandra@epa.gov

From: gls452@hotmail.com <gls452@hotmail.com>
To: Cassandra Mance/R7/USEPA/US@EPA
Date: 01/15/2013 07:12 AM
Subject: Re: Ryan Reinke Bids

Tuesday after 1 would be fine

Sent from my Verizon Wireless 4GLTE smartphone

----- Reply message -----

From: Mance.Cassandra@epamail.epa.gov
To: <gls452@hotmail.com>, <gls452@hotmail.com>
Subject: Ryan Reinke Bids
Date: Mon, Jan 14, 2013 1:18 pm

Thank you very much for getting back to me, Geoff. Would there be a time where we could chat on the phone for a few minutes, just to clarify a few things? We're still having some confusion on the roof. Please let me know what, if any, of these times would work best for you to talk:

Tues: 9-10 am or after 1 pm
Wed: After 1pm
Thurs: After 1 pm
Fri: 9 am-3 pm

Thank you,

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From: gls452@hotmail.com <gls452@hotmail.com>
To: Cassandra Mance/R7/USEPA/US@EPA
Date: 01/14/2013 09:52 AM
Subject: Re: Ryan Reinke Bids

on the roof if there is lead paint on the facial boards and you have no drip aprons water can deterate the paint on those parts so if you change out the roof. having all the new metals and drip edge is it would eliminate that problem and yes the price would increase for the encapsulate paint

Sent from my Verizon Wireless 4GLTE smartphone

----- Reply message -----

From: Mance.Cassandra@epamail.epa.gov
To: "geoff schneider" <gls452@hotmail.com>
Cc: <Trotter.Jennifer@epamail.epa.gov>
Subject: Ryan Reinke Bids
Date: Thu, Jan 10, 2013 11:59 am

Hi, Geoff,

We are continuing to work with Ryan Reinke on his lead-based paint Supplemental Environmental Project & are hoping that you may be able to help us with a couple more questions that we have.

Mr. Reinke's attorney has expressed that you feel that the roof work at 1710 Harwood should be considered abatement work. She described how a new roof would eliminate some water deterioration, but she did not address anything about lead-based paint. Can you please describe how replacing the roof on the garage would be considered lead-based paint abatement?

Also, his attorney stated that encapsulate paint would be used on all of his properties that you bid. Would the use of encapsulate paint cause the bids to increase in price or was the cost of encapsulate paint already included in the bids you provided?

We greatly appreciate any help you can give us. Thank you for your time.

Sincerely,

Cassie Mance
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E-mail: mance.cassandra@epa.gov

From: geoff schneider <gls452@hotmail.com>
To: Cassandra Mance/R7/USEPA/US@EPA
Date: 12/17/2012 09:06 AM
Subject: RE: Ryan Reinke Bids

1710 Harwood

the items you are asking about on this project are all painting items. Although this is not abatement, it would fall under

interim controls, All work would be done under safe lead work practices including but not limited to wet scrapping, plastic containment ect. This would just make the house less likely to introduce lead dust to its surrounding eviorment. If this would not suffice whats needed we could paint the areas with an encapsulating paint, but that would make the bid higher.

1833 G

this would be the same principal as the above items.

1145 So 11

the gutters are painted which since the date of this is not know and they are peeling replacing them would abate any lead hazard. Also any water leaking from gutters onto fascia can cause deterioration of the paint below.

Yes all the door frames would be changed out as well

Yes it has peeling paint currently on the framing

1415 D st

Again all the painting is the same as above and the same with the gutters. the painting would just be considered interim control unless we used an encapsulating paint

I hope this answers your questions. If not please feel free to call me at 402 560 1052

Thanks,

Geoff Schneider
Owner
Quality Remodeling

To: gls452@hotmail.com
CC: Trotter.Jennifer@epamail.epa.gov
Subject: Ryan Reinke Bids
From: Mance.Cassandra@epamail.epa.gov
Date: Wed, 12 Dec 2012 16:09:32 -0700

Hi, Geoff,

Thank you for helping us get a better idea of the proposed work for Mr. Reinke. As we explained on the phone, we are working on a case with Mr. Reinke and we will need to approve the work that is going to be done. Abatement and non-abatement work can qualify, but we need to know what type of work is being done for each activity. Please provide us with the additional information below. I've attached the bids as well. Thank you and if you have any questions please contact me at the number below or Jennifer Trotter at 913-551-7180.

1710 Harwood:

1. Paint Porch all - Could you please explain what work would be performed (scraping paint, priming, type of paint, etc) and explain how this would be considered abatement?
2. Couple all - Could you please explain what this is and what work will be performed?
3. Garage all - Could you please tell us if this is just painting or if other work is involved? If just painting, please explain how it would be considered abatement work.
4. House spot paint peeling areas - Please explain how this would be considered abatement work.
5. Roof on garage - Please explain how this would be considered abatement work.

1833 G

1. Spot paint any loose paint on windows and fascia and soffitt - Please explain how this would be considered abatement work.

1145 So 11th

1. Gutters - Please describe the work that would be done and please explain how this would be considered abatement work.
2. Remove and install 5 exterior doors - Would the door frames also be replaced? If not, please explain how this would be considered abatement work.
3. Remove old deck and stairs and install new treated frame - Can you confirm that the deck is painted? If not, please explain how this would be considered abatement work.

1415 D Street

1. Paint 42 windows - Please explain how this would be considered abatement work.
2. Paint soffit - Please explain how this would be considered abatement work.
3. New gutters with no Downs - Please explain how this would be considered abatement work.

Thank you,

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